044.0	0002	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,011,500 / 1,011,500
					USE VALUE: 1,011,500 / 1,011,500
					ASSESSED: 1,011,500 / 1,011,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133	-135	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUSARA VIDAK ETAL- UNIT 1
Owner 2:	MADDEN KARA - UNIT 2
Owner 3:	
Street 1:	135 WEBSTER ST
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	133-135 WEBSTER STREET LLC -
Owner 2:	-
Street 1:	25 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2574 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5002.000	550,800	4,700	456,000	1,011,500
Total Card	0.115	550,800	4,700	456,000	1,011,500
Total Parcel	0.115	550,800	4,700	456,000	1,011,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.97 | /Parcel: 392.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 044.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	551,000	4700	5,002.	456,000	1,011,700	1,011,700	Year End Roll	12/18/2019
2019	104	FV	411,400	4700	5,002.	484,600	900,700	900,700	Year End Roll	1/3/2019
2018	104	FV	399,600	4700	5,002.	353,400	757,700	757,700	Year End Roll	12/20/2017
2017	104	FV	366,300	4700	5,002.	307,800	678,800	678,800	Year End Roll	1/3/2017
2016	104	FV	366,300	4700	5,002.	262,200	633,200	633,200	Year End	1/4/2016
2015	104	FV	327,300	4700	5,002.	256,500	588,500	588,500	Year End Roll	12/11/2014
2014	104	FV	327,300	4700	5,002.	210,900	542,900	542,900	Year End Roll	12/16/2013
2013	104	FV	340,300	4700	5,002.	200,700	545,700	545,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3752

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
133-135 WEBSTER	69524-118		6/29/2017		891,000	No	No		
PAUL GREGORY F/	67252-599		5/16/2016	Convenience	1	No	No		
PAUL GREGORY F,	60595-504		11/29/2012	Convenience	1	No	No		
PAUL GREGORY F/	60308-543		10/23/2012	Convenience	1	No	No		
PAUL FLYNN GREG	56943-498		6/2/2011	Convenience	10	No	No		
PAUL FLYNN GREG	50007-281		8/27/2007	Family		No	No		
KOCH GERALDINE	39305-532		5/23/2003		590,000	No	No		
o neil charles	31618-451		7/12/2000		440,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	991	Heat App	6,500	C				
12/29/2017	1697	Add Bath	12,000	C				
6/9/2004	473	Re-Roof	7,450					
7/18/1994	351	Manual	3,150					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	HS	Hanne S
2/5/2018	SQ Returned	MM	Mary M
4/3/2009	Meas/Inspect	189	PATRIOT
3/8/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5002		Sq. Ft.	Site		0	80.	1.14	1									456,046						456,000	

Total AC/HA: 0.11483 | Total SF/SM: 5002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,046 | Spl Credit | Total: 456,000

User Acct

31165

GIS Ref

GIS Ref

Insp Date

04/09/18

!3752!

PRINT

Date	Time
12/10/20	18:54:51

LAST REV

Date	Time
10/26/20	11:29:48

danam

USER DEFINED

Prior Id # 1:	31165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676623
Depreciation:	125852
Depreciated Total:	550771

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

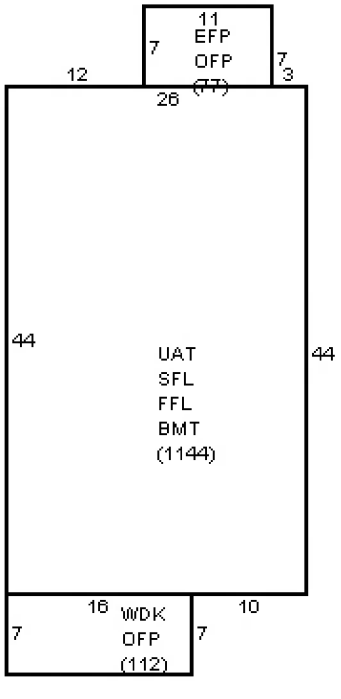
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	134.47
Final Total:	550800	Val/Su SzAd	240.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
UAT	Upper Attic	286	129.320	36,986
OFP	Open Porch	189	24.730	4,673
WDK	Deck	112	14.630	1,639
EFP	Enclos Porch	77	61.330	4,722
	Net Sketched Area:	4,096	Total:	534,123

Size Ad	2288	Gross Are	4954	FinArea	2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc